




WEST SIDE NEIGHBORHOOD BROWNFIELDS PLAN

Project Team:

The Cecil Group, Inc.
FXM Associates
Tighe & Bond
John Williamson
Language Link Consortium

July 11, 2011





Project Team

- The Cecil Group, Inc.
 - Planning, Urban Design, Architecture, Landscape Architecture, Land Planning
- FXM Associates
 - Market Assessment, Economic Feasibility
- Tighe & Bond
 - Engineering, Environmental
- John Williamson
 - Local Commercial Real Estate
- Language Link Consortium
 - Translations



Project Elements

- Public Process
- Assessments
 - Environmental
 - Market
 - Infrastructure
- Economic Feasibility
- Plan
 - Projects
 - Phasing
 - Metrics

Review of Previous Studies



Public Process Goals

- Participation
- Consensus on Alternatives
- List of Criteria and Considerations for Final Plan Recommendations





Goals for Analyses

- Susceptibility to Change
- Realistic, Market-Based Options
- Infrastructure Capacities and Improvement Options
- Influence of Brownfield Funds and Remediation Programs



Market Assessment Goals

- Profile Project Area
- Compare to City and Region
- Assess Market Trends
- Determine Retail Opportunity/gap
- Determine Residential Demand
- Identify Niche Markets
- Use Case Studies
- Find Market Driven Opportunities



Economic Feasibility Goals

- Compare Market Opportunities with Project Objectives and Public Input
- Conceptual *pro formas* for Selected Development Options
- Analyze Fiscal and Economic Impacts of Feasible Development Options
- Define Implementation Strategies

Infrastructure Goals

- Map Existing Infrastructure
- Determine Readily Available Capacity

Most of this Work is Done, But Needs:

- Defining Infrastructure Support for Redevelopment Strategies



Environmental Goals

- Define Areas as a Range of Concerns but also Opportunities
- Define Options for Uses Based on Contamination
- List Funding and Program Support for Desired Uses



Goals for Final Plan

- Phasing of Linked Steps
- Realistic, Market-Based Options and Projects
- Infrastructure Capacities and Improvement Options
- Supporting Brownfield Funds and Remediation Programs
- Criteria and Measurements for Success



Understanding the Context



Understanding the Context



Gateways



Riverfront Access Limitations



Commercial Development



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Wisniowski Park



Existing Housing



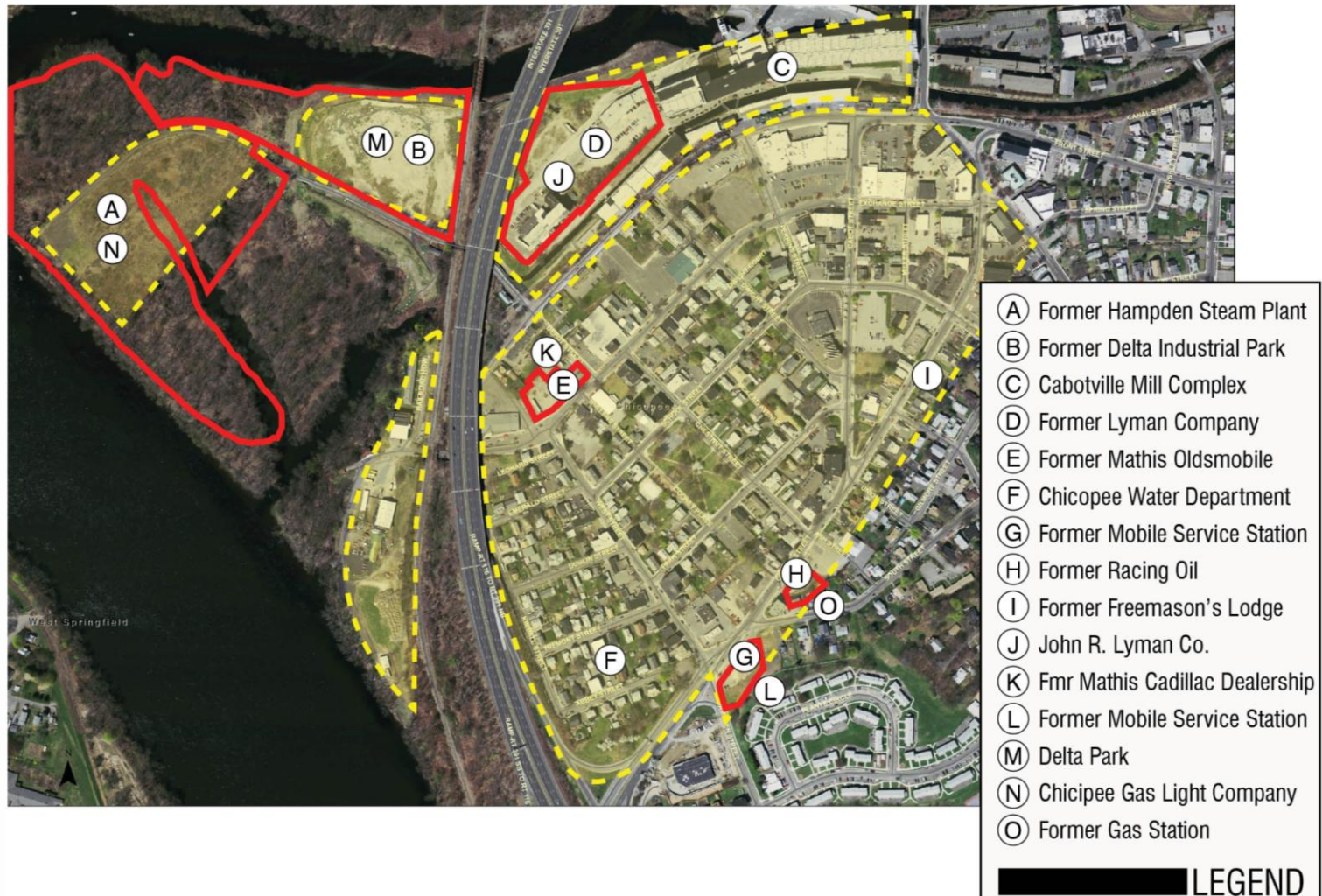
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Brownfield Definition

- Commercial or industrial property
- Tax-distressed (tax lien, tax-title, or foreclosed)
- Vacant, blighted or underutilized
- With real or perceived environmental contamination

Study Area and Brownfields



Brownfields

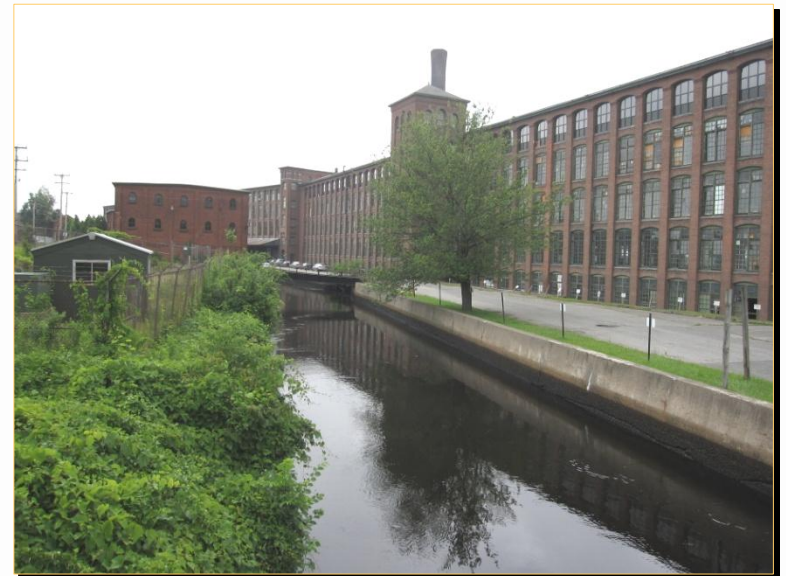


Cabotville

- Building Reuse Evaluated
- Limited Environmental Concerns

Questions:

- Access
- Short-Range Reuse
- Market Limitations



Lyman Mill

- Infrastructure
 - Industrial access
 - Canal link
- Reuse Options
 - Industrial
 - Extension of Cabotville



Delta Park and Former Hampden Steam Plant

- Low Railroad Overpass
 - Limited Access
 - No Large Truck Access
- Environmental issues
 - Petroleum
 - Metals in soil
 - Asbestos in soil
- Limited Reuse Options
 - Industrial?
 - Recreation
- Longer Range Reuse



Freemason's Lodge

- Iconic Building
 - Deteriorating structure
 - Nice neighborhood
- Limited environmental issues
- Commercial Reuse?



Oldsmobile/Cadillac Dealer

- Open Land
 - Large Frontage
 - Vehicle Storage
- Existing Streetscape
- High Visibility



Former Mobil Service Station

- Gateway
 - Limited Access
 - No Large Truck Access
- Environmental issues
 - Adjacent residential
- Reuse Options
 - Public Transit
 - Commercial



Former Racing Oil

- Open land
- Frontage
 - Arterial street
 - Street presence
- Reuse Options
 - Residential
 - Commercial
 - Mixed use



Water Department Garage

- Site plus Building
- Environmental issues
 - Vehicle Storage
- Residential Reuse?



Site Review



River Access



Mill Redevelopment



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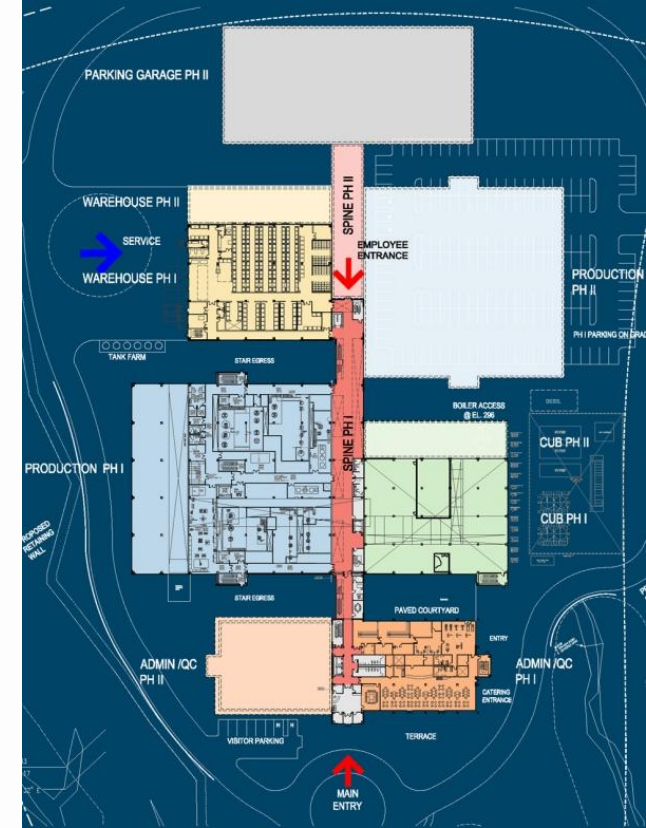
Mills in Context

- Significant property investment
- Highly developed water and sewer
- Multiple power sources
- Multiple transport systems
[historically with water and rail]
- Proximity to supplies and market
[edges of major centers]
- Proximity to labor pools with housing



Framing the Problem

- Buildings and sites
 - Unique buildings
 - High volume spaces
 - Irregular shaped buildings
 - High floor area ratio
 - Deep/wide floors
 - Irregular floor to ceiling heights
 - Access designed for deliveries
 - Poor quality site amenities



Framing the Problem

■ Reuse Planning

- Environmental: resources and cleanup
- Site parking organized for workers and deliveries not customers and residents
- Historic value vs building value
- Strength of regional markets
- Mix of uses needed to generate steady income streams
- Design modifications for non-industrial uses





Market Lessons

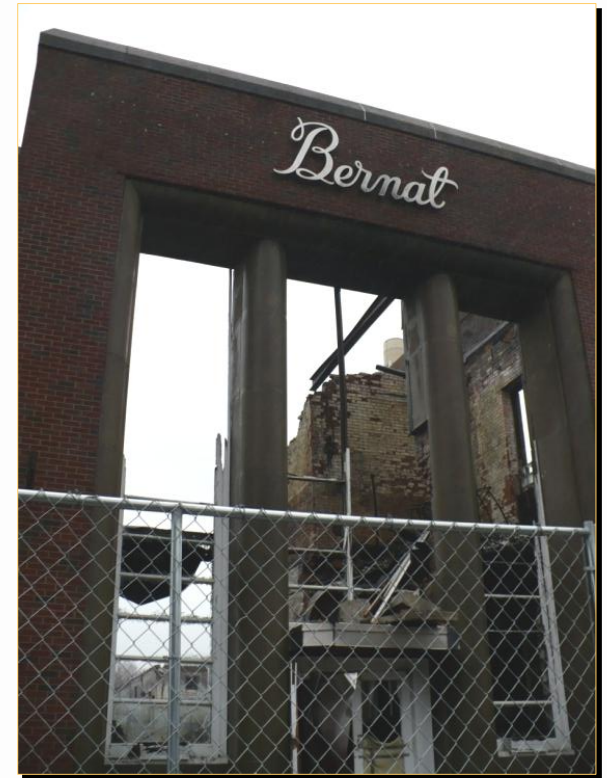
- Uses that may require *very* low cost rehabilitation to achieve occupancy:
 - Niche market opportunities in the creative economy
 - Small entrepreneurs in all sectors
 - Residential “urban adventurers”
- *Do not* overbuild space and amenities
- Water views, physical access to the water, and activities on the water can be powerful attractions



Market Lessons

- Be Patient
 - Markets take time to respond especially to unique spaces
 - Now is not a good time to expect absorption over the next few years
- Develop a clear *strategy* for implementation -
- But be flexible and open to unforeseen opportunities

Capron Mill, Uxbridge



Cabotville Today



Eagle Mill, Lee



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Lee POTW Policy

INDUSTRIAL DEVELOPMENT IN LEE: Accepting and Treating Industrial Wastewater

THE PROBLEM:

Since the closure of the paper mills, the town has been actively searching for new job and tax producing industries to fill in the mill spaces left behind. Some new businesses have come forward, and some changes have been made, but a common question that is raised by the potential businesses is "under what conditions could the industrial process wastewater from our facility be sent to the town's wastewater treatment facility?" Industrial process wastewater is created after using water in some manufacturing operation such as for washing and cooling.

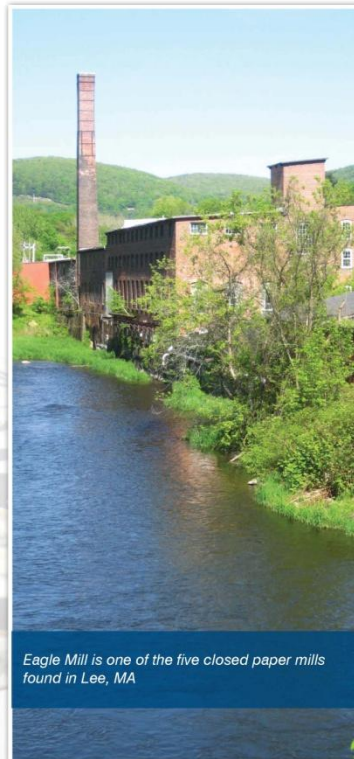
The reason for this request is that the potential businesses are operating under new market conditions and typically cannot afford the costs of maintaining and operating their own major wastewater treatment plant on each site.

SO WHAT ARE THE OPTIONS?

1 The town and property owners wait until a business large enough to afford to operate a complete treatment facility moves into a mill. However, the current market conditions make this option a rare opportunity. Nowadays businesses are not able to structure their investments as easily to accommodate the significant operating costs associated with owning and operating a private wastewater treatment facility.

2 Several businesses might combine their resources to operate a jointly owned and operated private treatment facility. However, again the current market conditions make this option a rare opportunity. Beyond the operating costs, the separate locations of the mills would require costly new sewer lines to connect the wastewater flows.

3 The town could accept the wastewater flows, under certain conditions, and receive and treat those flows through the town's municipal wastewater treatment plant. However, the businesses proposing to discharge must follow certain conditions and standards to be able to use this option.



Eagle Mill is one of the five closed paper mills found in Lee, MA

IF THE TOWN ACCEPTS THE WASTEWATER TO THE MUNICIPAL PLANT, WHAT ARE THOSE STANDARDS AND CONDITIONS?

All discharges to and from the municipal plant must follow the regulations, standards and permits issued by the U.S. Environmental Protection Agency, Massachusetts Department of Environmental Protection, and the Town of Lee.

The U.S. Environmental Protection Agency and Massachusetts Department of Environmental Protection issue permits and monitor the operation of the municipal plant. The Lee Board of Public Works has sewer regulations that include standards and procedures for residents and other discharges to the municipal plant. The Board of Public Works regulations include a process and standards for accepting industrial wastewater, which is classified as "non-domestic wastewater," meaning anything other than residential wastewater flows.

The town regulations include specific criteria and performance standards for when and how to accept a new wastewater flow. The regulations also include a fee schedule for billing based on the amount of wastewater from a user or customer which is processed at the town's municipal plant.

The result is that all industrial discharges (other than from bathroom fixtures) are only accepted at the municipal plant after review and approval on a case by case basis. While the Board of Public Works has not yet accepted any industrial flows, in other communities such as Pittsfield and Great Barrington, the approvals typically require some form of pretreatment at the facility producing the flows so the municipal plant will remain in conformance with the federal and state permits. The flows are monitored so that a record is kept on the conditions in the wastewater.



CAN THE MUNICIPAL PLANT HANDLE NEW INDUSTRIAL WASTEWATER?

The municipal plant is currently operating at less than half of its capacity of 1,000,000 gallons per day. New flows could be accepted so long as the flows meet the existing standards, or are pre-treated to the standards of the town.

Robin Rug Mill, Bristol, RI





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Richmond, VA



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Schedule

- Six months Overall
- Four Stakeholders Meetings
 - Context, Issues and Opportunities
 - Recommendations and Alternatives
 - Draft Plan
 - Implementation



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Open Projects [RTN]

Open Release Tracking Numbers

Site Name	Address	RTN	Status
Delta Park	Depot Street	1-0399	Phase II
Chicopee Gas Light Company	Depot Street	1-0610	Phase III
Former Gas Station	181 Center Street	1-0044	Phase IV - Financial Inability
		1-12664	
		1-12892	
None	184 Center Street	1-16354	Audit/DPS



Release Tracking Numbers with AULs

Site Name	Address	RTN
John R. Lyman Co.	60 Depot Street	1-12412
Fmr Mathis Cadillac Olds Dealership	59-71 Exchange Street	1-12877
Fmr Mobil	229 Center Street	1-0373
		1-10043
		1-12035